

## ***Memorandum***

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** August 30, 2013  
**Re:** Staff Report for Gemini Synergy Center – Preliminary Development Plan

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### **Item #3 – Gemini Synergy Center – Preliminary Development Plan (PID#201301280003)**

<b>Application:</b>	Preliminary Development Plan
<b>Location:</b>	3500 London-Groveport Road
<b>Applicant:</b>	Team Gemini – c/o Gregory Lestini & Christopher Slagle
<b>Current Zoning:</b>	PUD-I, IND-2, SD-3, C-2
<b>Proposed Zoning:</b>	PUD-I (Planned Unit Development – Industrial)
<b>Current Use:</b>	Vacant
<b>Proposed Use:</b>	Industrial, Business / Research Park

#### **Relevant Code Section(s):**

1135.14	Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content
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#### **Project Summary:**

The applicant is requesting approval of a preliminary development plan for approximately 360 acres of land west of I-71 held by SWACO. Approximately 21 acres of the area is located south of SR 665 with the remainder on the north side of SR 665. The proposed development will be a mixed use industrial and business / research park made up of a variety of uses, with the anchor use being the Gemini Synergy Center.

The project is proposed to be developed in phases and made up of general subareas. Phase one is described as a “renewable energy and agricultural cluster” with a variety of elements including a waste transfer and sorting facility, biomass/biogas plant, and aquaponics aquaculture and hydroponics greenhouses. Additional structures proposed with phase one include a business and education center and a welcome center. Materials also state that a wastewater treatment plan, waste-to-energy plant, central energy plant, and new power substation are planned for the synergy center. The remainder of the site is shown on plans as being commercial development along London Groveport Road, office development in the northeast portion of the property, and industrial on the remainder of the property.

## Site Plan

The proposed development would be accessible from London Groveport Road via Gateway West Drive and a future intersection to the west, as well as from Haughn Road. Two primary north/south roads are proposed and two primary east/west roads as well as minor connector roadways throughout the site. New roadways are proposed to be private and gated for security within the site except for the western-most north/south road and Haughn Road.

Preliminary plans generally show commercial development along London Groveport Road, office development in the northeastern portion of the property and industrial development on the remainder of the site. A vehicular and waste conveyance system bridge is also shown over London Groveport Road connecting the waste sorting facility south of SR665 to the development to the north.

## Building

A number of structures are preliminarily shown on plans, with general information provided in project materials. A brief summary of proposed buildings is outlined below:

**Welcome / EXPO Center** – 5,000 to 8,000 square feet, 2 stories in height. This structure is to act as the sales/leasing office, display area for technologies being used, and a learning environment.

**Business and Education Center** – 38,000-45,000 square feet, 2 to 3 stories in height. The center is anticipated to include management and administrative offices, a student education center, laboratories, an employee training facility, site security, and public information and education areas.

**Waste Transfer and Sorting Facility** – 280,000 square feet, potential maximum height of 150 feet. Waste from SWACO will be sorted in the facility and transported either onsite via trucks or vacuum conveyor system or off site.

**Biomass/Biogas Plant** – approximately 54,000 square feet, 2 to 3 stories in height. This facility will process waste stream from the sorting facility as well as from trucks hauling waste from selected vendors. The plant is planned to process 180,000 tons of waste per year and to generate over 69.72 MWH and over 5.66 billion BTUs annually.

**Aquaponics Aquaculture Greenhouse** – 680,000 to 700,000 square feet, approximately 15 to 25 feet in height. The greenhouse will contain large areas for fish and vegetable production, purification, transplanting, processing, seeding, and harvesting.

**Hydroponics Greenhouses** – 2 greenhouses, 460,000 to 500,000 square feet, approximately 15 to 25 feet in height. The greenhouse will contain large areas for vegetable production, automatic seeding and transplanting.

**Waste-to-Energy Plant** – 55,000-65,000 square feet, 2 to 3 stories in height. The plant will contain two primary facilities – a plastic to oil plant and a gasification plant.

**Central Energy Plant** – 10,000 to 15,000 square feet, 40 to 60 feet in height. The plant will generate chilled water for air conditioning buildings within the Synergy Center.

## Parking

Parking standards for each unique structure in the Synergy Center will be outlined in the zoning text for the site, designed to accommodate employee parking as well as visitor parking where applicable.

### Landscaping

Preliminary site plans show a landscape buffer around the perimeter of the site, ranging from 20' to 50' based on adjacent uses. Additional landscape standards will be set in the zoning text for individual developments within the site as well as general landscaping standards for the site as a whole.

### **Code Analysis:**

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding Met:** Staff does not believe the uses proposed on the site will be detrimental to surrounding uses as the applicant has indicated multiple measures including landscape buffers and indoor operations to reduce negative impacts on adjacent properties. The uses proposed will create a unique development not achievable under any standard zoning district established in Code.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding Met:** Proposed exceptions from Code include permitted uses and maximum height requirements; however staff feels that the general design and unique nature of the proposed development warrant the proposed exceptions. Specific standards and potential Code exceptions will be set with the zoning text for the development.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Met:** The proposed development has been planned in coordination with adjacent uses, primarily operations at SWACO's facility south of London Groveport Road. The development also includes roadways designed for future connectivity with new public roadways and to expand development to the vacant land to the west.

- (4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Met:** The existing PUD-I zoning text for the majority of the land proposed for this development called for industrial, office, and laboratory and research uses. In the opinion of staff, the proposed development is in conformance with the general intent of the area.

- (5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Finding Met:** In the opinion of staff, the proposed road network, composed of both public and private gated roadways, has been designed to suitably carry anticipated traffic within and around the development.

**(6) Existing and proposed utility services are adequate for the proposed development.**

**Finding Met:** Draft zoning text for the development states that all utilities will be constructed in accordance with Code and approved standard drawings. Additional on-site facilities include a proposed wastewater treatment plant, and new power substation for the business and industrial park. Materials indicate that the site will utilize state-of-the-art rain and stormwater harvesting throughout the site, water recycling, recovery, and treatment and filtration plants.

**(7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding Met:** Materials indicate that the Gemini Synergy Center will develop the entire necessary infrastructure to support the entire 363.20+ acre development, including the required roads and infrastructure to support the Renewable Energy Cluster and other initial tenants.

**(8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

**Finding Met:** The proposed project, including all buildings, parking spaces, landscaping, and utility areas, can be completely developed within seven years.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.